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# COLUMBIA POINT

Urban Partnership Special Innovative Grants Program

City of Boston  
Boston Redevelopment Authority  
Library



City of Boston Kevin H. White, Mayor  
Boston Redevelopment Authority Robert J. Ryan, Director  
October 30, 1978

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URBAN PARTNERSHIP APPLICATION

FOR

COLUMBIA POINT PENINSULA

TO

U.S. Department of Housing and Urban Development

Special Innovative Grants Program

CITY OF BOSTON  
Kevin H. White, Mayor

BOSTON REDEVELOPMENT AUTHORITY  
Robert J. Ryan, Director

October 30, 1978





CITY OF BOSTON  
OFFICE OF THE MAYOR  
CITY HALL BOSTON

OCT 31 1978

Mr. Robert C. Embry  
Assistant Secretary for  
Planning and Development  
Office of Policy Planning, Room 7158  
U.S. Department of Housing and Urban  
Development  
451 7th Street, S.W.  
Washington, D.C. 20410

Dear Secretary Embry:

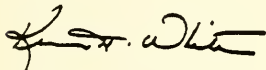
Attached please find an application for \$250,000 of Innovative Grant Funds to conduct design and engineering studies needed to prepare a public and private development program that will complement the recently funded Targeted Rehabilitation Program at Columbia Point.

The City of Boston strongly supports the development efforts at Columbia Point. Columbia Point was included as one of four City neighborhoods targeted for concentrated public funding by the Boston Plan in an attempt to focus attention on the peninsula and encourage city, state, federal and private resources to work on the problems and possibilities that the peninsula presents.

The Boston Redevelopment Authority has been designated as the City agency responsible to coordinate planning and implementation of public improvements and private redevelopment of the Columbia Point Peninsula. I have requested that the Boston Redevelopment Authority Director, Robert J. Ryan, act on behalf of my office and the City in filing this application, and in managing the program for Columbia Point.

We urge your favorable consideration of this application and hope you will join the City of Boston and other interests in continuing to develop the potential at Columbia Point.

Sincerely,



Kevin H. White  
Mayor



# Boston Redevelopment Authority

Robert J. Ryan, Director

OCT 30 1978

Mr. Robert C. Embry  
Assistant Secretary for  
Planning and Development  
Office of Policy Planning  
Room 7158  
U.S. Department of Housing and  
Urban Development  
Washington, D.C. 20410

Dear Secretary Embry:

The Boston Redevelopment Authority (BRA) has been appointed by Mayor Kevin H. White as the City agency responsible for peninsula-wide planning and development at Columbia Point. The BRA, the Boston Housing Authority (BHA) (the agency responsible for the existing 1,504 unit housing development), and the Columbia Point Community Task Force have therefore prepared a joint work program which will accomplish the next planning phase.

With recent funding of the BHA's \$10 million Targeted Rehabilitation Program for Columbia Point, the scheduled opening of the John F. Kennedy Library next September, recent expansion of the First National Bank's Computer Center, construction of a new \$10 million Gymnasium Building at the University of Massachusetts at Columbia Point, and the Secretary of State's retention of an architect to design a new State Archives to be located at Columbia Point, there has been considerable private investment interest shown in developing mixed-income housing and a shopping mall at Columbia Point. Using existing resources, the BRA has been coordinating these efforts while simultaneously working with the Massachusetts Bay Transportation Authority (MBTA) to improve transit access to the peninsula, Executive Office of Transportation and Construction (EOTC) to pursue Urban Systems funding of a new collector street, Environmental Protection Agency to reconstruct the Mt. Vernon Street interceptor sewer, U.S. Army Corps of Engineers to dredge a channel and build jetties for a marina, and the Mass. Department of Environmental Affairs to obtain Department of the Interior and State funds to construct a new Waterfront park.

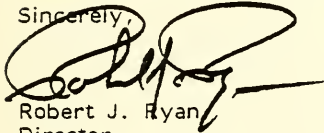
Additional resources are needed at this time to retain marketing, engineering, and design consultants to assist the BRA in the preparation of master engineering plans, developer kits and funding applications.



As indicated in the attached proposal, a total of \$250,000 is being requested to fund the next phase of these activities. These services would complement the high-rise building reuse, management and site development studies that the BHA is conducting of the existing public housing site using \$275,000 of its Targeted Rehabilitation funds.

HUD's funding of this proposal would expedite both public and private investment in currently underutilized areas abutting the public housing site including it within a mixed-income new community. I would, therefore, strongly urge your support for this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert J. Ryan", with a long horizontal flourish extending to the right.

Robert J. Ryan  
Director



## TABLE OF CONTENTS

Abstract

PART I: Application for Federal Assistance

- A. Form SF-424
- B. Clearinghouse Review

PART II: Project Summary

PART III: Nature of Problem

- A. Background
- B. Opportunities for Change
- C. Area Description
- D. Earlier Planning Efforts

PART IV: Project Scope, Goals and Objectives

- A. Joint Planning Approach
- B. Public Housing Development Site
- C. Peninsula-Wide Survey and Planning

PART V: Proposed Phase I Joint B.H.A./B.R.A. Work Program

PART VI: Citizen Participation

- A. Participation to date
- B. Current Participation Mechanism
- C. Proposed Participation During  
Implementation of Development Program

PART VII: Proposed Budget

PART VIII: Assurances and Certification

PART IX: Letters of Support





## ABSTRACT



## ABSTRACT

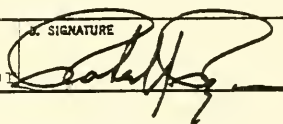
The redevelopment of Columbia Point has been a City priority since 1977. The Point area -- the site of the largest public housing project in New England -- has deteriorated to a state of 70% vacancy, vandalism, substandard living conditions, and inadequate services. The potential to revitalize the area as a new mixed income community is considerable. Redevelopment plans for the area -- one of the four target areas of the Boston Plan -- have been formulated by the Boston Housing Authority (BHA) in consultation with the Tenants Task Force and peninsula-wide advisory committees. The plans will realize the potential for a socially and economically integrated community on an attractive, marketable and accessible waterfront site. The proximity of new developments such as the University of Massachusetts campus, the John F. Kennedy Library, private office investment by the First National Bank and Boston Teacher's Union spur the prospects for an active viable community. HUD's commitment of \$6.0 million in modernization funds, \$2.5 million in Target Project Program funds, and \$10 million in Targeted Rehabilitation funds for the public housing project have begun the momentum upon which this proposal builds.

The overall Columbia Point plan calls for the creation of a new mixed income community, integrating public and market rate housing, a re-designed shopping mall, improved mass transit and roadway access, waterfront amenities and infrastructure improvements. The following proposal requests \$250,000 in HUD Urban Partnership funds to retain consultants for designing preliminary utility, water and roadway engineering. The BRA's contribution of \$150,000 includes staff services to coordinate engineering studies, prepare detailed site plans, provide staff to the peninsula-wide advisory committee and seek implementation funding. This Phase I planning effort would complement the BHA's public housing reuse and redevelopment studies and culminate in a master engineering plan enabling the selection of a Phase I developer who would begin to address the Peninsula's redevelopment needs as an integrated whole.



PART I APPLICATION FOR FEDERAL ASSISTANCE



<b>FEDERAL ASSISTANCE</b>		2. APPLICANT'S APPLICATION	a. NUMBER NA	3. STATE APPLICATION IDENTIFIER	a. NUMBER 78091515
1. TYPE OF ACTION (Mark appropriate box) <input type="checkbox"/> PREAPPLICATION <input checked="" type="checkbox"/> APPLICATION <input type="checkbox"/> NOTIFICATION OF INTEREST (Opt.) <input type="checkbox"/> REPORT OF FEDERAL ACTION	Leave Blank		b. DATE Year month day 19 78 10 30	b. DATE Year month day ASSIGNED 19 78 9 25	
4. LEGAL APPLICANT/RECIPIENT			5. FEDERAL EMPLOYER IDENTIFICATION NO.		
a. Applicant Name : City of Boston, BRA b. Organization Unit : Boston Redevelopment Authority c. Street/P.O. Box : One City Hall Plaza d. City : Boston e. State : Massachusetts a. County : Suffolk f. Contact Person (Name & telephone No.) : Robert J. Ryan - 722-4300 g. ZIP Code: 02201			6. PRO-GRAM (From Federal Catalog) a. NUMBER b. TITLE Special Innovative Grant Urban Partnership Program		
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Columbia Point Urban Partnership Application-A proposal to prepare joint housing authority tenant and city plans for re-cycling 1,000 vacant public housing units while making new private housing and commercial development feasible on abutting vacant and under-utilized land.			8. TYPE OF APPLICANT/RECIPIENT A-State B-Innatestate C-Substate D-County E-City F-School District G-Special Purpose District H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify):		
9. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) Columbia Point, City of Boston			10. ESTIMATED NUMBER OF PERSONS BENEFITING 150,000		
12. PROPOSED FUNDING		14. CONGRESSIONAL DISTRICTS OF:		15. TYPE OF ASSISTANCE	
a. FEDERAL \$ 250,000 .00	b. APPLICANT 150,000 .00	a. APPLICANT 8, 9 & 11	b. PROJECT 9	A-Basic Grant B-Supplemental Grant C-Loan D-Insurance E-Other Enter appropriate letter(s)	
c. STATE .00	d. LOCAL .00	e. OTHER .00	f. TOTAL \$ 400,000 .00	12. TYPE OF APPLICATION A-New B-Revision C-Continuation D-Augmentation E-Other Enter appropriate letter(s)	
16. PROJECT START DATE Year month day 19 78 12 1		17. PROJECT DURATION 1 Months		18. TYPE OF CHANGE (For 12c or 12e) A-Increase Dollars B-Increase Duration C-Decrease Duration D-Consolidation E-Other (Specify): N. A.	
19. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY >			19. EXISTING FEDERAL IDENTIFICATION NUMBER N. A.		
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Department of Housing and Urban Development				21. REMARKS ADDED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. THE APPLICANT CERTIFIES THAT >		a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved. b. If required by OMB Circular A-35 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: Office of State Planning Metropolitan Area Planning Coun. (1) <input type="checkbox"/> (2) <input type="checkbox"/> (3) <input type="checkbox"/>			
23. CERTIFYING REPRESENTATIVE Robert J. Ryan, Director		24. SIGNED 		25. DATE SIGNED Year month day 19 78 10 30	
26. AGENCY NAME			27. ADMINISTRATIVE OFFICE		
28. ORGANIZATIONAL UNIT			29. FEDERAL APPLICATION IDENTIFICATION		
29. ADDRESS			30. FEDERAL GRANT IDENTIFICATION		
31. ACTION TAKEN		32. FUNDING		33. ACTION DATE > 19	
<input type="checkbox"/> a. AWARDED	<input type="checkbox"/> b. REJECTED	<input type="checkbox"/> c. RETURNED FOR AMENDMENT	<input type="checkbox"/> d. DEFERRED	<input type="checkbox"/> e. WITHDRAWN	34. STARTING DATE 19
35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)		36. ENDING DATE 19		37. REMARKS ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No	
38. FEDERAL AGENCY A-95 ACTION			39. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)		

SECTION I - APPLICANT/RECIPIENT DATA

SECTION II - CERTIFICATION

SECTION III - FEDERAL AGENCY ACTION







THE COMMONWEALTH OF MASSACHUSETTS

OFFICE OF STATE PLANNING  
JOHN W. MCCORMACK BUILDING ROOM 2101  
ONE ASHBURTON PLACE  
BOSTON, MASSACHUSETTS 02108  
(617) 727-3066

MICHAEL S. DUKAKIS  
GOVERNOR

FRANK T. KEEFE  
DIRECTOR

October 24, 1978

Mr. Robert Ryan, Director  
Boston Redevelopment Authority  
One CityHall Square  
Boston, MA 02201

Re: A-95 Review/Columbia Point Urban Partnership Program  
State Application Identifier: 78091515

Dear Mr. Ryan:

Your notice of intent requesting \$250,000 from the Department of Housing and Urban Development has been received for review. These funds will provide for site planning and development feasibility studies at Columbia Point.


As the Governor's designated State Clearinghouse, our review follows the guidelines of OMB Circular A-95. It is designed to provide advisory comments on the consistency of your proposal with State plans, policies, and objectives.

During our review of your proposal, a summary was published in the A-95 Review Monitor, which is distributed to over fifty State agencies. Any interested agency was provided with the opportunity to evaluate your proposal for consistency with its particular policies and objectives. Comments have been received from the Department of Elder Affairs and are enclosed for your information.

The Office of State Planning has also reviewed your proposal and as no conflicts or issues were identified, we concur with your application for federal funds.

Thank you for your cooperation during this review process.

Sincerely,

  
FRANK T. KEEFE  
Director of State Planning

/lms  
Enclosure  
cc: MAPC



**Proposal Review Form**

State Clearinghouse  
Office Of State Planning  
Room 2101  
One Ashburton Place  
Boston, Massachusetts 02108

Ann Downin, Dept. of Elder Affairs  
Reviewer  
110 Tremont Street  
Boston, MA

October 6, 1978  
Date

- The following  
 Application  
 Notice of Intent  
 Other

is before the Office of State Planning for A-95 review As per your request this information has been forwarded for your review and comments.

78091515  
SCI  
City of Boston

Applicant  
Columbia Point Urban Partnership Program  
Proposal

Location of Proposal

Review Required:  
 State Clearinghouse (A-95) review. In your review, focus on the proposal's compatibility with your agency's plans, programs, and objectives.

- Environmental Impact Statement and/or Environmental Impact Report. You are requested not to comment on the advisability of the proposal; your review should focus on the report's analysis of the potential impacts, and its thoroughness.  
 Other:

Curt Danforth  
Office of State Planning Contact Person Phone: 4154

October 23, 1978  
Reply Due Date

For your convenience, you may use the space below for your comments. Alternatively, you may return your comments on an attached sheet.

- Concur with proposal; no comment  
 Concur with proposal; comments attached  
 Need more information; questions attached  
 Do not concur with proposal; explanation attached  
 EIS/EIR; report found to be adequate, comments (if any) attached  
 EIS/EIR; report found inadequate; noted inadequacies attached  
 Have no comment, as proposal is not relevant to our concerns

Comments:  Comments attached

We fully endorse the funding of the Columbia Point Urban Partnership Program which would result in improved housing for its elder residents.

We strongly recommend that the Boston Redevelopment Authority and the Boston Housing Authority include community elders in the total planning process.

Signature

Date

Reviewer (if different from signatory)

Send white copy to State Clearinghouse, Office of State Planning, Room 2101, One Ashburton Place, Boston, MA 02108. (Phone (617) 727-4154.) retain pink copy for your records.



# Boston Redevelopment Authority

Robert J. Ryan, Director

OCT 30 1978

Mr. Frank Keefe  
Director  
Office of State Planning  
Room 2101  
One Ashburton Place  
Boston, MA 02108

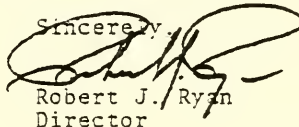
Dear Mr. Keefe:

Pursuant to the Authority's letter of September 20, 1978, informing you of our intent to file an Application with the Department of Housing and Urban Development for a Special Innovative Grant for Columbia Point, I am enclosing the Application for the Innovative Grant simultaneous with its submission to the Department of Housing and Urban Development.

The Application requests a grant from HUD's Urban Partnership Program in the amount of \$250,000 to support planning activities and fund preliminary engineering studies which must be carried out as part of the City's development program for Columbia Point.

Due to the pressing HUD deadlines regarding review of the Application, I request that the A-95 review process be expedited to enable HUD to receive your comments as quickly as possible.

Sincerely,



Robert J. Ryan  
Director

Enclosure



# Boston Redevelopment Authority

Robert J. Ryan, Director

OCT 30 1978

Ms. Carla Johnston  
Executive Director  
Metropolitan Area Planning Council  
44 School Street  
Boston, MA 02108

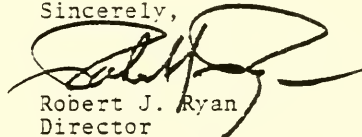
Dear Ms. Johnston:

Pursuant to the Authority's letter of September 20, 1978, informing you of our intent to file an Application with the Department of Housing and Urban Development for a Special Innovative Grant for Columbia Point, I am enclosing the Application for the Innovative Grant simultaneous with its submission to the Department of Housing and Urban Development.

The Application requests a grant from HUD's Urban Partnership Program in the amount of \$250,000 to support planning activities and fund preliminary engineering studies which must be carried out as part of the City's development program for Columbia Point.

Due to the pressing HUD deadlines regarding review of the Application, I request that the A-95 review process be expedited to enable HUD to receive your comments as quickly as possible.

Sincerely,



Robert J. Ryan  
Director

Enclosure





# Boston Redevelopment Authority

September 20, 1978

Mr. Frank Keefe  
Director of State Planning  
State Clearinghouse  
Room 2101  
One Ashburton Place  
Boston, MA 02108

Dear Mr. Keefe:

RE: Columbia Point Urban Partnership Program

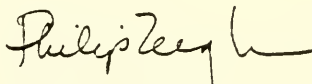
In response to the requirements of OMB Circular A-95, I am submitting herewith the Notice of Intent Form for the City of Boston's proposal for a special Innovative Grant to be carried out with assistance from the Department of Housing and Urban Development.

The proposal requests funding in the amount of \$250,000 to support the planning activities of the City's Columbia Point Development Program.

At the request of the Mayor and on behalf of his office, the Boston Redevelopment Authority will direct, manage and coordinate this effort with appropriate City, regional, state and federal agencies.

Copies of the final application will be forwarded to the State and Regional Clearinghouses in mid October.

Sincerely,



Philip Teiglen  
Planning Director

cc: Brian Dacey, Office of Federal Relations  
Robert J. Ryan, Boston Redevelopment Authority

Enclosure

100-10-3000  
Boston, Massachusetts 02201  
617-552-2300

Boston Redevelopment Authority, 100 Ashburton Place, Boston, MA 02108



# Boston Redevelopment Authority

September 20, 1978

Carla Johnston, Executive Director  
Metropolitan Area Planning Council  
44 School Street  
Boston, MA 02108

Dear Ms. Johnston:

RE: Columbia Point Urban Partnership Program

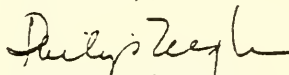
In response to the requirements of OMB Circular A-95, I am submitting herewith the Notice of Intent Form for the City of Boston's proposal for a special Innovative Grant to be carried out with assistance from the Department of Housing and Urban Development.

The proposal requests funding in the amount of \$250,000 to support the planning activities of the City's Columbia Point Development Program.

At the request of the Mayor and on behalf of his office, the Boston Redevelopment Authority will direct, manage and coordinate this effort with appropriate City, regional, state and federal agencies.

Copies of the final application will be forwarded to the State and Regional Clearinghouses in mid October.

Sincerely,

  
Philip Seigley  
Planning Director

cc: Brian Dacey, Office of Federal Relations  
Robert J. Ryan, Boston Redevelopment Authority

Enclosure



# Notice of Intent Form

To apply for federal funds for programs covered by the Office of Management and Budget (OMB) Circular A-95

To be filled at least 30 days prior to submission to federal agency

APPLICANT  
Name City of Boston/Boston Redevelopment Authority  
Address One City Hall Square, Boston, MA 02201  
Telephone Number 722-4500  
Name and title of person to receive correspondence Robert J. Ryan  
Director, Boston Redevelopment Authority  
Name and title of contact person (if different) Philip Zeigler, Planning  
Director, Boston Redevelopment Authority

PROJECT  
Title Columbia Point Urban Partnership Program  
Location of project/impact area Columbia Point, Dorchester  
Starting date and project duration January, 1979 - December, 1979

SPONSORING AGENCY  
Name Department of Housing and Urban Development  
Federal Catalogue Program Number \_\_\_\_\_  
Estimated date of submission to federal agency October 27, 1978

AMOUNT REQUESTED  
Federal \$250,000  
State 0  
Local 0  
Other 0  
Total \$250,000

BRIEF SUMMARY  
Please include at a minimum: narrative description of project, budget and/or cost estimates, and focus map (where applicable). The narrative should include a statement of need, program objectives, coordination with other agencies, citizen involvement, past performance (in the case of continuing programs), and environmental assessment where appropriate. Use additional sheets where necessary.

See Attachments

Sent to OMB and Metropolitan Area Planning Council on September 20, 1978  
Name of Regional Clearinghouse \_\_\_\_\_  
Prepared by Philip Zeigler Philip Zeigler  
Type of Print Name \_\_\_\_\_ Signature \_\_\_\_\_

NOTE  
Send white copy to State Clearinghouse, Office of State Planning, Room 210, One Ashburton Place, Boston, MA 02108. Phone (617) 725-4184. Send yellow copy to Regional Clearinghouse, retain pink copy for your records.

To be filled in by State Clearinghouse SO \_\_\_\_\_



## COLUMBIA POINT URBAN PARTNERSHIP PROGRAM

Under the aegis of the Boston Plan, the City of Boston has established the Columbia Point peninsula as the site for a large scale development program. The program would upgrade the existing public housing project so that it will meet contemporary standards for multi-family and elderly housing. At the same time, the peninsula as a whole would be privately developed to create a new mixed-income neighborhood.

Mayor Kevin H. White has designated the Boston Redevelopment Authority (BRA) as the City's principal agency in carrying out overall planning for the peninsula. The BRA and the Boston Housing Authority (BHA), the agency responsible for the ultimate redevelopment of the housing project, have therefore prepared a joint program which will accomplish the next planning phase.

On August 10, 1978, the BHA applied to the Department of Housing and Urban Development for \$10,787,600 under the Targeted Rehabilitation Program to complete renovations of units occupied by public housing tenants and conduct the next phase of design and engineering studies for the redevelopment of the housing project.

The BRA intends to apply for \$250,000 under the Department of Housing and Urban Development's Urban Partnership Program to fund site planning and development feasibility studies needed to develop an approved redevelopment plan, apply for state and federal funds needed to make required public improvements on sites slated for private development and to select a private developer for the first phase of redevelopment.





PART II PROJECT SUMMARY



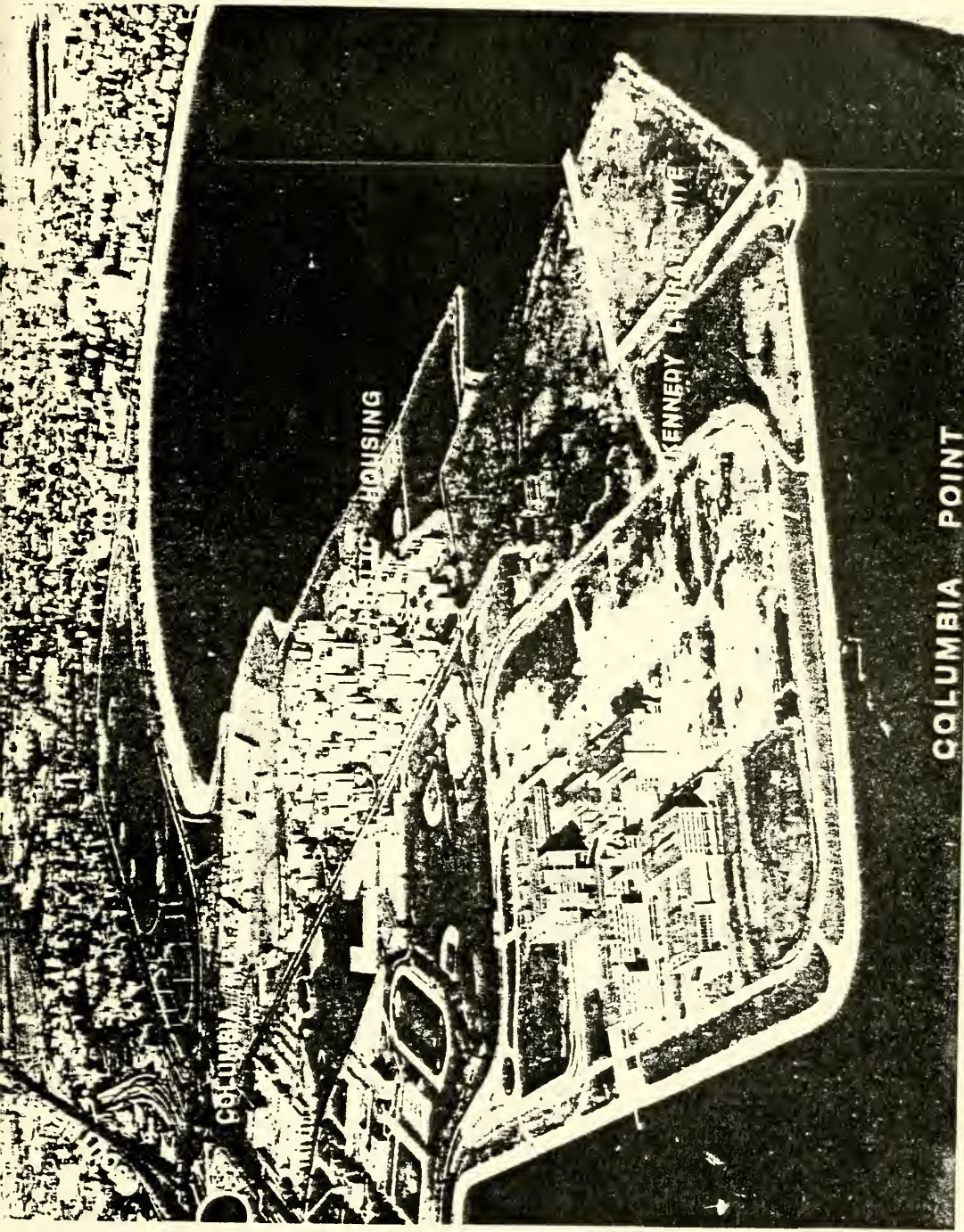
## PART II PROJECT SUMMARY

Columbia Point is ready for change. Over the past twenty years, the 1,504 unit housing project has reflected many of the worst problems besetting urban areas across the country. The recent opening of the 8,500 student University of Massachusetts (U/Mass) Campus, current construction of the John F. Kennedy Library, HUD's commitment of \$18.5 million in modernization funds and private office investment by the First National Bank and Boston Teacher's Union has created a momentum for change.

The Peninsula Planning Committee, including representatives of the public housing tenants, relevant city and state agencies, and abutting institutions and businesses prepared a composite land use plan during the Spring of 1977. During the following summer, Mayor Kevin H. White included Columbia Point in the Boston Plan as one of the four development areas that were to be the City's priority areas for city, state and federal funding.

The Boston Plan called for the upgrading of the existing housing development at the same time that the entire peninsula would be privately developed to create a new neighborhood. Mayor Kevin H. White designated the Boston Redevelopment Authority (BRA) as the City's principle agency in carrying out overall planning and development of the Peninsula. The Boston Housing Authority (BHA) (as the agency ultimately responsible for redevelopment of the housing development), the Columbia Point Community Task Force and the BRA have developed a joint planning process to make the redeveloped housing development a part of a socially and economically integrated new community.





COLUMBIA POINT

HOUSING

KENNEDY AIRFIELD SITE

COLUMBIA POINT



A peninsula-wide advisory committee representing existing tenants, local institutions, abutting businesses and nearby neighborhoods will review and advise the BRA on all phases of planning and implementing the new community. The BHA and Tenants Task Force, using recently awarded Targeted Rehabilitation funds, will be primarily responsible for surveying and preparing designs for redeveloping the existing housing development. The BRA, using existing staff resources and private consultants would design, seek funding and construct peninsula-wide infrastructure improvements, a new waterfront park and select developers for parcels abutting the existing housing development. The two agencies will jointly select housing proposals which address existing public housing and develop adjacent vacant land.

The BRA is seeking herein, \$250,000 of Special Innovative Grant funds under the Urban Partnership Program for the first phase of this effort. Consultant services will be retained to prepare preliminary utility, waterfront and roadway engineering designs. The BRA will contribute approximately \$150,000 of staff services. These services will be used to prepare an overall development plan, detailed site plans and development of a participation process which draws upon contributions from existing peninsula residents, institutions and businesses. The purpose of this will be to development a comprehensive image of the type of community that can exist on the peninsula. In addition, the BRA will coordinate engineering studies and provide staff support to a peninsula-wide advisory committee.

The result of this work will be a detailed new community concept incorporating both site specific development plans and programs relating to the broader community structure. This could include definition of the contributing role of the major institutions such as the University





and the Kennedy Library, possibilities for the establishment of community schools, the development of a multi-purpose community center linking the activities of the residential population to other users of the peninsula, and employment and training programs providing a strong tie between local businesses and the peninsula's residential population.

After the completion of the first phase of the work program, additional design, engineering and public improvement funds will be sought to complete construction of a new community at Columbia Point.



PART III NATURE OF PROBLEM



## PART III NATURE OF PROBLEM

### A. Background

Under the aegis of the Boston Plan, the City of Boston has established the Columbia Point peninsula as the site for a large scale development program. The program would upgrade the existing public housing project so that it will meet contemporary standards for mixed-income family and elderly housing. At the same time, the peninsula as a whole would be privately developed to create a new Boston neighborhood.

It is recognized that in the past half decade, a number of task force planning teams have produced outline development plans to transform the Columbia Point development into a decent living environment.<sup>1</sup> Nonetheless, all outline plans to date have had the following deficiencies:

---

<sup>1</sup> The most prominent of these plans are:

- a. "The Columbia Point Peninsula: A Program for Revitalization," Columbia Point Task Force, 1974.
- b. "The Columbia Point Housing Development: A Proposal for Revitalization," City of Boston and Boston Housing Authority, October, 1976.
- c. "Columbia Point: Composite Development Plan," Peninsula Planning Committee, July, 1977.
- d. "The Boston Plan: Proposal for a New Neighborhood - Columbia Point," City of Boston, August, 1977.



(1) None has systematically and openly evaluated the costs and benefits of alternative development options according to such criteria as development capital necessary, marketability and manageability of development alternatives, relationship of the public housing development to the remainder of the peninsula, etc. Rather each proposal has been typically arrived at after a series of implicit assumptions.

(2) No plan has had the systematic input and concurrence of the Boston Redevelopment Authority, the Boston Housing Authority, Columbia Point tenants, and other peninsula interests.

(3) Each of the previously cited plans for the development entails demolition of portions of the existing development. HUD Secretary Harris has imposed a moratorium on such demolition pending the submission to the Secretary of substantial information demonstrating, among other detailed requirements, "other alternate approaches considered and rejected with the reasons for such rejections". Such information is not contained in any of the previously-cited plans and does not currently exist in written form.

#### B. Opportunities For Change

Columbia Point is ready for change. Over the past twenty years, this community has reflected many of the worst problems besetting urban areas across the country. Today, the community reflects not only the problems, but the renewed potential for the creation of a liveable and well-planned urban environment.





Columbia Point is characterized by its 1,504 unit housing project on a 40 acre site, the largest public housing development in New England. The project was considered an innovative physical and social environment when it was completed in 1954. Since that time, it has become evident that the high densities and high-rise buildings located on a mass of asphalt are both an urban planning and housing tenants' nightmare. The housing project now stands with over 70% of its units empty.

The one commercial district adjacent to the project, Bayside Mall, serves as a barometer for indicating the declining state of the development. The Mall opened in 1965 with 300,000 square feet of retail space and 33 stores; by 1977 only one commercial enterprise, a branch bank, remained.

Underemployment, unemployment and poverty are the rule, rather than the exception in the Columbia Point Housing Project. This neighborhood is isolated from the rest of the city not only physically, but socially and economically, as well. At the very least the housing project requires substantial rehabilitation to make it more liveable. And this effort is meaningless without real job opportunities for the residents.

The Boston Plan proposed the creation of a new neighborhood at Columbia Point by transforming blighted, largely abandoned housing and reopening a commercial area abandoned to vandalism. Columbia Point will also serve as an example to the rest of the country of how a public housing project, long deemed a failure, can be made into a viable, mixed-income neighborhood with the rights of existing tenants respected. Existing tenants will be guaranteed apartments in the mixed-income new community.



Several major institutions recently moved to the area, indicating renewed potential for this neighborhood. The headquarters of the Boston Teachers Union recently leased (with option to buy) and renovated a large section of Bayside Mall for their use.

The University of Massachusetts, opened in 1973 at a cost of \$137 million serves 8,500 students, faculty and staff on the Peninsula. The University, besides being an educational focal point, also provides architectural interest to the area; the dark red brick and irregular form of the structure contrast with the monotony of the housing project design.

The future of Columbia Point became even brighter with the beginning of the Kennedy Library construction. The library will open in the fall of 1979 and will cost approximately \$12 million. Between 600,000 and 800,000 visitors are estimated to attend the library each year, thus adding to the active, positive use of the Peninsula.

Other positive signs include the continuing interest of Boston College High School, recent expansion of the First National Bank Computer Center, the retention of an architect by the State to design a new State Archives to be located adjacent to U/Mass, the proximity of many major employers, and the execution of an \$18.4 million modernization program in the public housing development.

Another indication of the commitment to the Peninsula has been the work of the Peninsula Planning Committee, a group comprised of interests who have a concern for the area's revitalization. Many of the ideas in this proposal have been the result of this group's work.



The presence of these institutions offers major opportunities to establish a mixed income residential community linked by an effective set of community facilities and services. With these resources and federal funds as a catalyst, Columbia Point can become a mixed use community in which the diversity of users becomes the strongest unifying force in the future character of the overall community.

## C. Area Description

### 1. Area Location

Located only three miles southeast of downtown Boston, Columbia Point offers a prime waterfront location for development. This 351 acre peninsula provides two miles of shoreline, mostly in public ownership, as well as excellent views of downtown Boston, the Harbor Islands and Dorchester Bay. About 5,400 jobs are within walking distance and with the transportation improvements that have been proposed, the Peninsula will be one of the most accessible sites in the metropolitan area.

### 2. Development History

Although it is only three miles from downtown Boston, the Columbia Point peninsula was bypassed in the City's development as a major urban center. Originally marsh land, the area was subsequently extended by a series of landfill projects. As recently as 1950, a map would show only a sewer pumping station, a dump, an abandoned prisoner of war camp and two industrial buildings.



During the 1950's and 1960's substantial though uncoordinated development took place at Columbia Point:

- (a) public housing for 1,504 families with 10 acres of fill;
- (b) the Bayside Mall shopping center;
- (c) the first buildings of First National Bank's Computer Center;
- (d) Boston College High School;
- (e) some small stores on Mt. Vernon Street;
- (f) Dever Elementary and McCormack Middle Schools; and
- (g) St. Christopher's Church.

Until 1962 the city dump remained in use filling some 22 acres of harbor with waste materials.

Despite this development, Columbia Point remained an isolated section of the City, dominated by New England's largest public housing project, light industrial uses along Morrisey Boulevard and remains of the old dump.

In 1970, the First National Bank expanded their computer center so that it now employs some 1,700 persons. Since 1970, the State has invested \$137 million for site work and the first five buildings for the Harbor Campus of the University of Massachusetts which now has over 8,500 students, faculty and staff.

In addition, significant recreation improvements have been made. The City constructed a recreation center at the housing development and renovated the abutting playground. In 1975, Boston College High School constructed outdoor athletic facilities.





### 3. Population and Income

The Columbia Point Housing Project is the only residential area on the Peninsula. This project was originally built in 1954 for a population of approximately 5,000. During the first ten years of occupancy, the minority population increased from 13% to 44% of the total residents.

Since that time, the number of residents has decreased substantially. Less than 380 units are currently occupied, including some 300 families and 80 elderly or handicapped households. With this decline in total population, the proportion of minority residents has increased to the existing level of 86%.

The severe economic hardships which most Columbia Point residents endure are represented by the startling fact that 95% of the families have incomes below the poverty level. The 1970 median family income at the Point was \$4,107, compared to \$9,133 for the City of Boston.

Almost 42% of the families were on welfare in 1970, 41% were headed by wage earning adults, and 11% depended on social security for income. The median age of Columbia Point residents is 14. In 1975, 36% of all youths and 20% of all adults were unemployed. The average income for families on welfare was \$2,127, and for those on Social Security it was \$1,626 per year in 1970. These facts emphasize the need for job training and youth services at the Point.



#### 4. Housing Conditions

The Columbia Point Housing Project is divided into 15 seven-story elevator buildings and 12 three-story walk-up buildings. Many of the structures are clustered together with extremely high densities, such as a group of six buildings on four asphalt acres containing 448 units with a density of 500 persons per acre.

The BHA began to consolidate residents in 1975 into the better maintained structures in order to achieve 100% occupancy in these buildings. (Most of the three-story structures and a few seven-story buildings). Portions of four buildings which contain about 80 units originally designed for residential use are now occupied by twelve social service agencies.

The housing units need extensive improvements to make them liveable. An estimated \$37.5 million is necessary to bring the project up to just minimal state sanitary code standards. An \$8,400,000 modernization program is under construction for 168 family apartments, roof and utility improvements. Recently HUD approved a \$10.0 million Targeted Rehabilitation Modernization Program that would renovate an additional 290 units, landscape the exterior space and provide some new community facilities.

#### D. Earlier Planning Efforts

The principles described in this section represent the basic assumptions about development directions which the Peninsula Planning Committee reached an agreement upon in the Spring of 1977.



1. Housing Development

Substantial new housing development geared toward a mixed-income occupancy is an essential factor in the overall development success of Columbia Point. Within this emphasis, the commitment to assure housing for the existing tenant population will be sustained with the successful execution of the modernization program and a significantly restructured management system providing the departure point for additional private development.

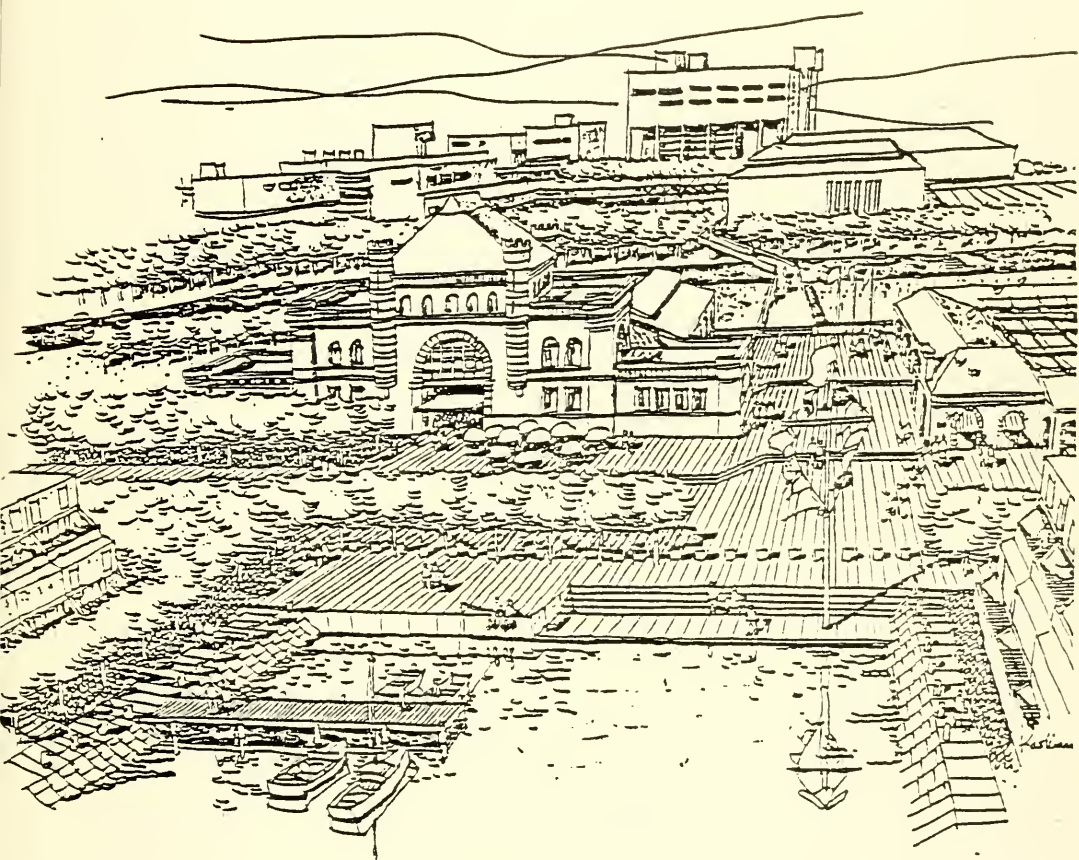
2. Retail Development

Bayside Mall offers an optimum location for new retail development because of positive site qualities of visibility and accessibility, and because of exhibited demand for better located and more competitive retail services by neighboring populations. A recent market study has indicated that approximately 100,000-150,000 square feet of retail space here could be supported successfully by existing populations living within a 1½ mile radius.

3. Institutional Development

A strong institutional presence should be maintained on the Peninsula because of the generally positive impact of present and proposed institutional uses upon land values, community quality and development potential. Continued development of the U. Mass Harbor Campus within the perimeter road, establishment of the John F. Kennedy Library and the potential location of the State Archives are significant institutional developments on the southeastern end of the Peninsula.





BRA CONCEPT FOR REVITALIZATION OF  
COLUMBIA POINT PUMPHOUSE AREA





#### 4. Development of Pumphouse Area

A mix of commercial uses (including a conference center, restaurant facilities, retail and student services) supporting nearby institutional and residential uses would be appropriate in this location. In addition, a community center providing services to the residential population would serve as a link between the University and other institutional uses.

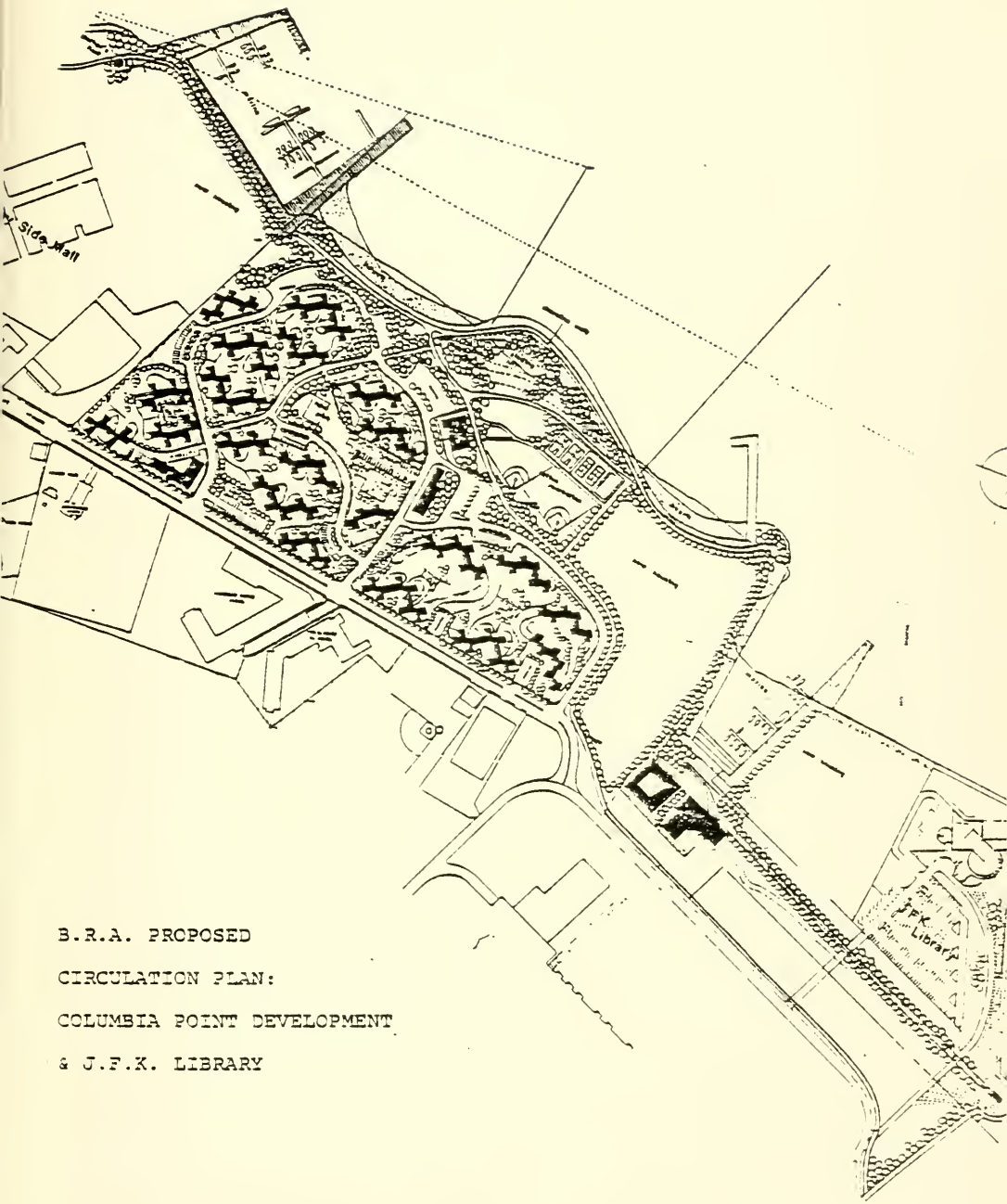
#### 5. Beachfront Development

The exceptional site qualities of Columbia Point, related to waterfront access and views of the islands and downtown skyline, should be utilized both to provide areas for recreational and open space, and to provide the amenities of a waterside location for new residential development. These site advantages are also a major attraction for certain kinds of site-specific commercial uses (e.g., marina or restaurant) which are seen as complimentary uses for waterfront development.

#### 6. Circulation Improvements

Provision for improved access to development parcels on the peninsula is necessary to stimulate a meaningful level of private development activity. Immediate attention should be directed toward T-stop improvements and toward vehicular access improvements related to existing roadway modifications. Later modifications to internal street systems will become necessary as development plans are defined, with costs supported by both public and private investment.





B.R.A. PROPOSED  
CIRCULATION PLAN:  
COLUMBIA POINT DEVELOPMENT  
& J.F.K. LIBRARY



## 7. Jobs and Economic Development

Significant employment opportunities are associated with both new commercial and residential uses and with the continued growth of existing commercial and institutional uses. On-the-job-training in some instances may be tied to degree granting educational programs, and can make an important contribution to the economic development needs of the community and the City. New construction will also create immediate job and training opportunities.



PART IV PROJECT SCOPE, GOALS AND OBJECTIVES





## PART IV PROJECT SCOPE, GOALS AND OBJECTIVES

### A. Joint Planning Approach

The key to the successful development of Columbia Point is the integration of the housing project into a new neighborhood on the peninsula. Not only must the housing project be rejuvenated to meet contemporary housing standards for site configuration, unit layout and common areas, but it must become part of a socially and economically integrated community. The current isolation of the project is inconsistent with Federal policy to "avoid concentrations of low-income and deprived families with serious problems."

Plans for the housing development must take into consideration the peninsula-wide development plan. The design of the revitalized housing development site must, therefore, be integrated with the plan for the surrounding new neighborhood so that private investment will be attracted to that plan. Conversely, the development plan for the peninsula must be designed to facilitate the integration of the public housing development into the entire peninsula development. A plan which "modernized" the existing development while leaving it an isolated project separate from any development would frustrate the very purpose of the development effort and would result in a project which in the long run is not viable.

The BRA, BHA and Columbia Point Community Task Force have jointly established the following work program to prepare fully integrated development alternatives for the entire Peninsula area. To facilitate this process BHA, BRA and Task Force will meet weekly, share information developed during the planning process and discuss development decisions at critical stages.



A major component in the development process is community participation. With respect to the existing housing development, the primary interest group can only be those who are living in the development. The Columbia Point Community Task Force currently represents the concerns of those who live or work at Columbia Point. In addition to the interest groups directly associated with the Columbia Point Development, groups associated with neighboring activities and communities must also be recognized. In planning for the development of the entire peninsula, a broader Peninsula Advisory Committee designed to advise both the BHA and BRA will be created which will represent primary and secondary interest groups.

Finally, BHA and BRA are vitally concerned with identifying and promoting environmental characteristics which are most conducive to satisfying supportive communities. The populations which public housing is mandated to serve include significant numbers of employable people and still larger numbers who could become employable. The fact that these people are generally not employed is a major characteristic undermining the quality of public housing communities and a major untapped resource for the larger community.

Any redevelopment of the Columbia Point area must fully exploit this resource if it is to succeed simply because neither relocation nor avoidance is a foundation upon which a new community can be developed.

For these reasons, a two stage job development program is planned as an integral part of the revitalization process. The first stage is for on-going affirmative action in operating existing uses, constructing capital improvements, and future development at Columbia Point. The second stage of this program is aimed at the employment potential over



the long-term -- after the current redevelopment process is complete. The City has recently received Department of Labor funding for a two year program (YES Program) that would provide jobs to all Columbia Point youth who continue their high school education. In addition, a John F. Kennedy Library Corporation-funded hiring hall has been instrumental in placing project residents on BHA, U/Mass and John F. Kennedy Library construction jobs. Similar programs could be a major element of the activities carried out by the proposed community center. In the next six months, a study will be made of the feasibility of establishing a major training program that would serve the special employment needs of Columbia Point tenants and adjoining communities.

After the completion of the Phase I work items, additional design, engineering, housing subsidy and public improvement funds will be sought to implement the Phase I development plan and design Phase II and III improvements.

#### B. Public Housing Development Site (BHA)

As a part of the overall planning effort for the Columbia Point Peninsula development program, the BHA and Tenant Task Force will undertake prime responsibility for organizing and directing a planning process which will investigate, within the confines of land now or formerly owned by the BHA, alternative methods of achieving a viable socially-integrated residential community adequately serving the needs of low-income families and other residents. These activities have already been funded by a recently awarded targeted rehabilitation program grant.



This planning process will be organized to address a series of key issues which are briefly described below:

1. The nature of the physical development which is to occur and the resident population to be served. Within this broad issue are a series of sub-issues including:

- a. The scale (number of residential and other units/bedroom size), method of construction (new construction/rehabilitation) and physical design of the development;
- b. The configuration and density of the buildings in the development proposal;
- c. The mixture of the type of uses (family/elderly; residential/necessary auxiliary services; income levels) to be included in the ultimate development proposal;
- d. The level of rehabilitation and/or cost limitations of new construction;
- e. The phasing of the construction of the component parts of the development proposal;
- f. The method(s) of relocation to be utilized during the construction phase; and
- g. Site improvements (landscaping, recreational, security) to be included in the development proposal.

To achieve solutions to the issues and sub-issues raised above, a series of studies must be conducted. These studies include: (1) marketing study to determine the demand for housing by families and elderly within different income levels; (2)





survey of current tenant population as to income, family size, etc.; and (3) architectural/engineering studies of existing buildings with regard to feasibility of rehab and/or substantial structural modification. While the most immediate focus of the housing analysis will be on the public housing site, all market analysis work undertaken under the direction of the BRA will consider all potential housing development sites. The goal should be to determine the most effective mix of housing for the entire Peninsula, even though it is quite possible that specific housing developments will be undertaken by a number of individual developers.

2. The form of ownership and method of financing and subsidy which best facilitates the construction and operation of the development alternatives must be identified during the planning process.

3. The form of management system (including different forms of management entities such as BHA conventional, tenant management, private contract management) and alternative methods of delivery by such entities of maintenance, security, social and recreational services (management services).

#### C. Peninsula-Wide Survey and Planning (BRA)

The Peninsula Planning Committee has established a general land use plan and development goals. The BRA staff has begun an analysis of alternative access plans for the peninsula which integrates the housing project into the overall land use plan. A schematic plan for the waterfront recreational area has also been prepared.



## 1. Urban Design

During the survey and planning phase of the project, BRA staff will further develop the site plan. Specific products will include:

- a. Plan objectives and land use controls, for the development parcels. Density, massing and location will be developed to maximize the attractiveness and marketability of the sites while, at the same time, integrating the new development with the existing housing project and the other institutions of the peninsula.
- b. Access. Based on further refinement of land use plans and the selected public housing modification plan, access will be refined. Special attention will be paid to public transportation, including mass transit connections.
- c. Bayside Mall. Staff will study the redesign of the shopping center to ensure its successful redevelopment.
- d. Pumping Station. Staff will study the uses of the pumping station and prepare preliminary designs for its re-use. An architectural/engineering consultant will prepare preliminary design plans and cost estimates for this conversion.
- e. Community facilities and services. Either in conjunction with the above-mentioned pumphouse studies, or for a site separately identified, the staff will prepare plans and programs for providing a full response to the community support requirements of the proposed community. One clear emphasis already mentioned will be on employment; others should take maximum advantage of the presence of the University and other institu-



tions. The opportunities for developing an innovative education program will be carefully examined, in conjunction with the University and the Boston School Department.

f. Recreational design. The existing schematic designs will be developed further for a waterfront park, with input from the existing residents. An engineering consultant will be retained to conduct wave action, shoreline modification and marina feasibility studies.

## 2. Project Inventory

An engineering consultant firm is to be retained by the BRA. As its first order of work, the firm will inventory existing conditions of the Peninsula. This work will entail:

- a. Preparing a survey of existing property;
- b. Assessing the condition of existing utilities and infrastructures;
- c. Surveying the structural condition of the pumping station; and
- d. Conducting a subsoil analysis.

## 3. Master Engineering Control Plan

At the BRA's instruction, the engineering consultant will prepare a master plan establishing grades and locations of project components.



#### 4. Contract Plans and Specifications

Following the layout of the engineering control plan, the following contract plans and specifications will be prepared:

a. Phase I Housing Development - The early development of new and renovated units will be expedited by the preparation of plans and specifications for a Phase I site preparation and improvements contract. As part of its support of the BHA's Urban Initiatives Program, up to \$1 million was pledged by the City for such improvements. In addition, an application for possible HUD, State and or EDA funding will be prepared during the planning phase for these infrastructure improvements.

b. Utilities - During FY 1979 the Environmental Protection Agency is expected to fund Boston to prepare a plan for the pollution control system in the northern sector of the City. The Mt. Vernon Street sewer line running through Columbia Point is a major component of that system. While EPA funds will be sought for the main sewer line, additional funding may be required for the lateral system on the Peninsula which is to integrate with the new system.

#### 5. Real Estate

A land acquisition program must be prepared for two parcels of land to be acquired from private owners. Two acquisition appraisals and a reuse appraisal will be prepared for each by BRA Real Estate staff.





6. Housing Market Analysis

A housing market analysis for the entire Peninsula will be conducted by BRA staff in order to determine the population that would be attracted to a new development at Columbia Point. The study will consider the social and income range that can be required to attract each population type; and the rents that new housing can command.

7. Development Feasibility Analysis

Utilizing site costs established by engineering studies, alternative housing programs established during the study period, and current unit cost data, the feasibility for new development will be tested. In conjunction with the BHA, this study will determine the type of unit that is feasible, the optimum size of the new development, the rent range required and the extent of public participation requested.

8. Project Financing Plan

Based on the surveys and studies outlined above, a project financing plan will be constructed which states the public and private development costs of the project. Specific sources of public funds will be identified, as well as any new public financing mechanism required to undertake the project.

9. Environmental Assessment

The ultimate development plan will be subject to Federal and State environmental statutes. Impacts will include both the new



development and the modification of the housing project. Accordingly, an environmental consultant will be retained to produce an air, noise and water quality study.

The result of the planning program outlined above is expected to be the formulation of a redevelopment plan and financing plan which meet the requirements of state and federal laws. Based on such a plan, the BRA will seek private interest in the development program.



PART V PROPOSED JOINT BHA/BRA WORK PROGRAM



PART V PROPOSED PHASE I JOINT WORK PROGRAM: BOSTON HOUSING AUTHORITY/  
BOSTON REDEVELOPMENT AUTHORITY

Urban Initiatives  
BHA site (BHA)

Joint Action

Urban Partnership  
Planning and Development of entire  
peninsula (BRA)

October 1978

- a. Tenants/BHA/BRA prepare a joint work program.
  - b. Tenants/BHA/BRA informal discussions with potential developers.
1. Initiate site studies; soils, topography, water table, compaction, etc.
  2. BHA begins negotiations with HUD toward disposition of site and restructuring of debt.
  3. BHA determines with HUD and state extent of environmental analyses needed.
  4. Columbia Point tenants secure development counseling services and requisite technical assistance.
1. BRA present Urban Partnership application to BHA and Columbia Point tenants.
  2. BRA submit Urban Partnership application to City Council and HUD.





Urban Initiatives  
BHA site (BHA)

Joint Action

November 1978

a. Tenants/BHA/BRA initiate Phase I site studies.

achieve a consensus on peninsula-wide access program  
collect information on site soil, mechanical and electrical conditions roads and amenities to be provided through state and federal programs, and range of tax options available from city

1. Continue site studies (soils, topography, water table, compaction, etc.)
2. Initiate mechanical and electrical systems surveys of all existing mid-rise buildings.
3. BHA begins discussions with HUD with regard to additional Section 8 units and construction of subsidies.
4. BHA/tenants investigate possibility of establishing McCormack and/or Dever Schools as magnet schools.
5. BHA/tenants determine social services to be included in developer selection kit.

Urban Partnership  
Planning and Development of entire peninsula (BRA)

1. BRA convene Peninsula Development Policy Group (PDPG), review progress on Urban Initiatives, present Urban Partnership application, submit peninsula access alternatives and discuss development of a manpower training program.
2. Begin preparation of public investment requirements and identify appropriate funding sources.



December, 1978

a. Tenants/BHA/BRA prepare development site plan.

set criteria for proposal selection (including income mix throughout site; ownership desired; mix of elderly, adult and families; extent of rehab and new construction; desired density and community facilities)

determine conditions of site availability (e.g., site sale and lease costs; special conditions for income mix; site soil, mechanical, and electrical conditions information, roads and amenities to be provided through state and federal programs; and range of tax options available from city)

1. Continue site studies; soils, topography, water table, compaction, etc.
2. Continue architectural, mechanical and electrical systems surveys of all existing buildings.
3. BHA pursues with HUD approval of construction management contract for Urban Initiatives funding and remaining TPP and Modernization funds.

1. BRA convene Peninsula Development Policy Group (PDPG), review progress on Urban Initiatives and development planning.
2. BRA prepares scope of work for peninsula-wide engineering studies, including:
  - Soils condition analysis
  - Utilities Survey
  - Instrument Survey
  - Master Engineering Improvement Plan
  - Shoreline Analysis and Cost Estimates
  - Noise, Air and Water Quality Analysis
  - Traffic Survey and Engineering



Urban Initiatives  
BHA site (BHA)

Joint Action

January 1979

Urban Partnership  
Planning and Development of entire  
peninsula (BRA)

- a. Tenants/BHA/BRA prepare developer selection kit for Phase I parcel.  
agree upon criteria for developer selection e.g., (experience in managing several thousand units, strong construction component, financial strength)  
a joint venture with tenants that outlines goals for a shared syndication process with tenants, provides social and employment services, and shares management decisions
  - b. Tenants/BHA/BRA informal discussions with potential developers.
    1. Complete site studies; soils, topography, water table, compaction, etc.
    2. Complete mechanical and electrical systems surveys of all existing mid-rise buildings.
    3. Tenants and BHA agree upon details of new relocation plan to accommodate Urban Initiatives construction and private development on rest of site.
    4. BHA begins negotiations with HUD toward disposition of site and restructuring of debt.
    5. BHA pursues with HUD approval of construction management contract for Urban Incentives funding and remaining TPP and Modernization funds.
1. BRA receives funding for Urban Partnership work.
  2. BRA selects consultant team for Instrument Survey and Master Engineering Plan with advice from tenants and BHA.



a. Approve Phase I developer selection kit.

1. Complete soils and building analyses.
2. Draft and reproduce developers' kit.

1. Convene meeting of PDPG for review of developers kit.
2. Finalize master site plan and initial waterfront park design.
3. BRA prepare and present to BHA/tenants scope of work for preparation of peninsula-wide capital improvement plan, including  
-Phase I site roadways and utilities  
-Waterfront recreational site plan  
-Later phases: access and utilities
4. BRA pursue improving transit, security, rubbish collection, and recreation services for Columbia Point community.





March 1979

a. Circulate developer selection kit and solicit development proposals.

1. Discussion of school population changes continue.
2. Preparation of relocation plan details continue.
3. Begin implementation of interim management procedures (e.g., pre-development procedures)
4. Continue discussions of debt, subsidy and construction finance requirements with HUD.

1. BRA identifies needs for Phase I designation capital improvements (although detailed planning not yet undertaken).
2. BRA identifies funding sources for Phase I Capital Improvement needs (City Capital Improvement Budget, CDBG, HSRs, UDAG and/or E. D. A.)
3. BRA pursues with Army Corps of Engineers and State Division of Waterways planning and dredging of boat channels.
4. BRA convenes meeting of PDPG; Progress Report on Phase I developer designation and all other activities.



Urban Initiatives  
BHA site (BHA)

Joint Action

April 1979

a. Receive developer proposals.

1. Tenant/BHA begin preparation of relocation plan (including appropriate compensation) for tenants affected by development program; determine requirements to be placed upon designated developer.
  2. BHA begin final resolution of debt/sale issue with HUD; firm up construction guarantee and unit subsidies.
  3. BHA reviews and evaluates development proposals.
1. BRA reviews development proposals.

Urban Partnership  
Planning and Development of entire  
peninsula (BRA)



May 1979

- a. Staff BHA/BRA, tenants, consultants evaluate proposals.
  - b. Presentations of proposals by developers to tenants, BHA, BRA and PDPG.
    1. BRA begin tax/amenities negotiations with developer.
    2. BRA convenes meeting of PDPG for Phase I development proposals.
1. Complete preparation of relocation plan (including appropriate compensation) for tenants affected by development program; determine requirements to be placed upon designated developer.
  2. BHA achieve final resolution of debt/sale issue with HUD; firm up construction guarantee and unit subsidies.
  3. BHA resolve with HUD policy for disposition of Urban Initiatives fund through development program.



Urban Initiatives  
BHA site (BHA)

Joint Action

June 1979

a. Announce preliminary developer designation.

1. Tenants/BHA negotiate Urban Initiatives design and construction contract with designated developer.
2. Tenants/BHA/developer begin negotiations for development entity information.
3. BHA/developer begin negotiations on interim (pre-development entity) management procedures.
4. BHA/developer begin final negotiations with HUD for sale of Phase I site, debt restructuring, construction commitments.
5. Developer begins detailed design for new low-rise units.

Urban Partnership  
Planning and Development of entire  
peninsula (BRA)

1. BRA pursues with Army Corps of Engineers and State Division of Waterways planning and dredging of boat channels.
2. BRA convenes meeting of PDPG; Progress Report on Phase I developer designation and all other activities.





July 1979

- a. Tenants/BHA/BRA review progress Phase I developer negotiations and Phase I site improvement design.

1. Developer continue detailed design of modernized low-rise units (UI funding).
  2. Developer begin detailed design of interim landscaping for buildings 19, 14, 15, and 16.
  3. Developer/BHA/Tenants continue negotiations with HUD development finance and site transfer to development entity.
  4. Developer assume management of Columbia Point and execute interim agreement with tenants until new development entity is formed.
  5. Tenants/developer continue negotiations to set up joint venture development entity.
1. BRA continue negotiations with developer on taxes and site amenities.
  2. BRA continue technical evaluation of remaining development sites on Peninsula.
  3. Continue planning for peninsula transportation system: Phase I internal circulation, peninsula-wide roadway system, additional rapid transit platform (secure commitment on next step from MBTA) and additional bus service.
  4. Integrate peninsula-wide capital improvement program with Boston Water Commission's EPA sewer reconstruction program.
  5. BRA convenes PDPG: Progress report, solicit suggestions on development type for other designation parcels, and present Phase I progress report.



Urban Initiatives  
BHA site (BHA)

Joint Action

Urban Partnership  
Planning and Development of entire  
peninsula (BRA)

August 1979

a. Review proposed Phase II site controls and developer plans for Phase I.

1. Developer present final plans for low-rise unit modernization; additional treatment of buildings 19, 14, 15, and 16.
  2. Developer present final plans for interim landscaping of buildings 19, 14, 15, and 16.
  3. BHA/tenants/developer prepare for relocation implementation.
  4. Developer/tenants begin implementation of social service program.
  5. Developer/BHA continue discussions with HUD for Section 8 commitments, secure preliminary MHFA commitments.
1. BRA with BHA and U/Mass. continue developing a job training and placement program for existing Columbia Point tenants.
  2. BRA continues negotiations with designated developer on tax agreement and site improvements to be provided by the City.
  3. BRA begin preparation of developer selection kit for Phase II designation parcel on peninsula.
  4. BRA convenes PDPG: Progress Report.
  5. BRA staff and consultants complete preparation of detailed peninsula development plan, identify site controls which are to be incorporated in developer selection kits for later designation parcels.



September 1979

- a. Approve final Phase I construction plans and Phase II developer selection kit.

1. Begin construction on low-rise units.
2. Begin construction of landscape package around buildings 19, 14, 15, and 16.
3. Initiate relocation program.

1. BRA continue negotiations with Phase I developer for tax considerations; provide final commitment for site amenities through multiple funding sources (Capital Budget, CDBG, UDAG, E.D.A. and/or HCRS).
2. BRA secure commitment from state for HCRS funding when local matching funds are available.
3. BRA submit applications for waterfront and site improvements.
4. BRA issues Phase II developer selection kits, solicits proposals for remaining development parcels on Columbia Point peninsula.
5. BRA convenes PDPG: progress report, review of developer selection kit for Phase II.



PART VI CITIZEN PARTICIPATION





## PART VI CITIZEN PARTICIPATION

### A. Participation To Date

The present application will allow for detailed surveys and planning to implement the overall land use plan for Columbia Point originally conceived by the Pensinsula Planning Committee. The Committee developed extensive participation by the affected institutions and by the Columbia Point residents.

The format used by the Planning Committee was ideally suited to the broad master planning required. Sub-committees were established in each issue area. For instance, there were sub-committees to consider the reuse of Bayside Mall, and the level and type of new housing construction. Participation on the sub-committees was open to all the interests on the Peninsula. The sub-committee reviewed each issue area in detail, and made recommendations to the Planning Committee.

### B. Current Participation Mechanism

On April 20, 1978, the Boston Housing Authority conducted an election for tenant representatives at Columbia Point. The results of the election were impressive, as over 160 of the 600 existing residents eligible voted. A Columbia Point Community Task Force consisting of a representative from each building, as well as seven representatives of the project as a whole were elected. These representatives have been meeting regularly with BHA and BRA staff, and their participation was instrumental in the Urban Initiatives Application recently funded by HUD.



As part of the recently funded Urban Initiatives Program, the BHA is providing the Community Task Force with funds to retain a development consultant to advise the tenants on all phases of development planning. A non-profit housing consultant, Greater Boston Community Development, Inc., has been selected by the Community Task Force. All phases of Peninsula-wide planning will be reviewed at weekly coordinating committee meetings consisting of representatives of the BHA, BRA, Community Task Force and Greater Boston Community Development, Inc.

The present application has been reviewed with this body and has received their support. In addition, it has been presented to the other major institutions and interests on the Peninsula. Their letters of support are enclosed in this application.

#### C. Proposed Participation During Implementation of Development Program

With the creation of a master plan through the studies of the Peninsula Planning Committee, the project moves into its implementation stage.

The participation structure proposed is a Peninsula Development Policy Group (PDPG), a peninsula-wide body made up of representatives of the major interests in development at Columbia Point. The group would consist principally of members drawn from the elected tenants representatives; a representative of each of the major institutions, including the University of Massachusetts; representatives of the businesses and industries on the Point, including the Boston Globe, First National Bank and John Hancock Company; and representation from the adjoining communities of Dorchester and South Boston. The Policy Group would be the body designated to advise the BRA on its development activities.



PART VII PROPOSED BUDGET



## PART VII PROPOSED BUDGET

A total of \$250,000 in Urban Partnership funds is requested to enable the BRA to retain an engineering consultant for the Columbia Point Project. The initial contract will be for the purpose of performing preliminary inventories of existing infrastructure (utilities, buildings, topography, soil conditions, etc.), establishing engineering control, making master plans and cost estimates for appropriate infrastructure improvements, coordinate such master plans with related activities of other public agencies, (BHA, Water & Sewer Commission, U/Mass, Metropolitan District Commission, EPA, U.S. Army Corps of Engineers and MBTA), and initial noise, air and water quality studies.

The BRA would retain an engineering consultant having experience and continuing professional capability in basic civil, structural, waterfront, soils and environmental engineering. Professional land surveying, marina design and traffic design services will also be needed during this first stage of the project. Specific work items would include:

### A. Inventory and Evaluation of Existing Conditions

The Consultant would prepare an inventory and evaluation of existing conditions and facilities at Columbia Point peninsula as follows:

1. Utilities - Location, capacity, and condition of all utility lines, public and private will be determined, and locations plotted on a Master Utility Plan (Scale 1" = 100').

Estimated Fee: \$10,000





2. Soil Conditions - The Consultant would develop and conduct a soil analysis and test boring program as appropriate to determine the most feasible types and locations of new building foundations and utilities. This study would involve collection, by the Consultant, of existing soil condition data and boring logs as may be available, to eliminate duplication of effort, and to effect the most efficient additional soil analysis possible. Analysis of tidelands soils would also be necessary under this item.

Estimated Fee: \$35,000

3. Building - Structural evaluation of the Calf Pasture pumping station, and preliminary cost estimates for rehabilitation.

Estimated Fee: \$5,000

#### B. Instrument Survey and Master Disposition Plan

The Consultant would perform, with in house staff, or by retaining a registered land surveying firm as sub-consultants, an instrument survey of the Columbia Point Peninsula development parcels. The survey will be of the degree necessary to:

1. Establish a Master Survey Horizontal Control Plan @ 1"=100' to establish a Mt. Vernon Street base line, to relate that base line to existing survey ties, for existing streets, existing BHA properties, the Calf Pasture Pumping Station, the U/Mass Boston Campus, Bayside Mall, the proposed Kennedy Library site, and such metes



and bounds as may be required to establish a survey grid for further subdivision of sites within the Columbia Point Development Area.

Estimated Fee: \$35,000

2. Produce topographic plans of the Development Area, with contours at two-foot intervals, on the Boston City base, at 1"=40' scale, on Mylar reproducible sheets not to exceed 24' x 36" inches each. These topographical plans should include horizontal control references and should be based on the Master Survey Horizontal Control Plan as a Key Plan.

Estimated Fee: \$15,000

#### C. Master Engineering Improvement Plan

The Consultant would prepare a Master Improvement Plan, and cost estimate, for new capital improvements to be made at the Columbia Point Redevelopment Area. These capital improvements will include new public streets, sidewalks, street lights, water distribution mains, storm and sanitary sewers, police and fire signal, and street landscaping, as indicated schematically on Site Development Plans as will be furnished by the BRA. Capital improvements will also include a new shore front park and recreational facility for which preliminary design plans will also be furnished by the BRA. The Consultant must analyze other related improvements scheduled for this area, such as the City-proposed, EPA-endorsed new sanitary sewer for Mt. Vernon Street so as to propose Columbia Point improvements compatible with surrounding infrastructure. This Master Engineering Improvement Plan shall consist of four (4) sheets, at 1"=100', each showing proposed:



New Streets and Parks with Lighting

New Water Mains

New Sewers and Storm Drains

Private Electric, Gas and Telephone Utilities

Other - Police and Fire Signal, Steam, etc.

A preliminary cost estimate for each category of improvements shall also be prepared.

Estimated Fee: \$40,000

D. Shoreline Analysis and Cost Estimates - Waterfront Park

1. Shoreline Analysis - The Consultant would provide engineering feasibility analyses for the construction of bulkheads, seawalks, pier, jetties, beaches and/or channels as required by the BRA in preparing a schematic waterfront park design. Wave action and beach erosion studies would be conducted as a part of this analysis.

Estimate Fee: \$10,000

2. Waterfront Park Cost Estimates - The Consultant, or a sub-contractor, would prepare verified cost estimates for constructing the proposed waterfront park. The BRA will provide the consultant with a schematic park design.

Estimated Fee: \$5,000

3. Marina Feasibility Analysis - The Consultant, or a sub-contractor to the Consultant, would conduct a detailed analysis of the structural, financial and market feasibility of constructing a



boat marina at Columbia Point. This analysis would review and evaluate alternative marina designs in co-ordination with the U.S. Army Corps of Engineers Channel design and BRA preliminary waterfront park design.

Estimated Fee: \$20,000

E. Noise, Air and Water Quality Environmental Impact Analysis

1. Noise

(a) Measure ambient noise environment at sensitive receptor locations and overall conditions.

(b) Model predicted noise impacts of the project at sensitive receptor locations and overall due to project development, particularly as a result of project-generated traffic (short-term and long-term).

Estimated Fee: \$10,000

2. Air Quality

(a) Determine ambient air quality conditions through review of existing available data.

(b) Measure ambient CO concentrations at critical receptor locations, using EPA approved methodology, equipment and site selection criteria.

(c) Measure other pollutant concentrations as appropriate.

(d) Model future concentrations of CO and other pollutants, as appropriate, as a result of project development, particularly





from project generated traffic, using EPA approved methodology and site selection criteria (short-term and long-term).

Estimated Fee: \$25,000

3. Water Quality

(a) Determine existing water quality conditions through review of existing available data.

(b) Measure existing water quality conditions, if necessary, at locations where induced changes may occur as a result of project development. Measure overall water quality conditions if available data is lacking.

(c) Model future water quality conditions as a result of project development and project activities (short-term and long-term), including direct effects on surrounding Boston Harbor waters (draining, dredging, etc.) and indirect effects (sanitary waste impacts, etc.)

Estimated Fee: \$15,000

All of the studies described above would be incorporated into a comprehensive development plan and program, with detailed sequencing of development for specific parcels.

In addition, a program will be prepared identifying all proposed community facilities and services, and the methods for implementing them. This program will build as much as possible on the resources now on the Peninsula, and will reflect the specific elements needed to support a new community in this location. Particular attention will be paid to the specific resources required from the City and other levels



of government in order to assure effective implementation of all proposals. The possibility of a community center linking housing areas to other elements on the Peninsula will be explored, as will the possibilities for smaller scale facilities within segments of residential areas.

F. Kosciuszko Circle Traffic Survey and Master Engineering Improvement Plan  
The Consultant would perform, with in-house staff, or by retaining a traffic engineering firm as sub-consultants, traffic flow and origination/destination surveys of Thaddeus Kosciuszko Circle and abutting portion of Morrissey Boulevard. The Consultant would prepare an inventory of condition of the roadway and bridge structures. The Consultant would also prepare a Master Improvement Plan and cost estimate for the redesign and reconstruction of the interchange between Columbia Road, Mt. Vernon Street, Morrissey Boulevard and Day Boulevard.

Estimated Fee: \$25,000

G. Summary of Proposed Budget

1. Inventory and Analysis of Existing Conditions	\$ 25,000
2. Instrument Survey and Master Disposition Plan	50,000
3. Master Engineering Improvement Plan	40,000
4. Shoreline Analysis and Cost Estimates	35,000
5. Design Plans for Site Preparation of Low-Rise Housing Site	75,000
6. Kosciuszko Circle Traffic Survey and Master Engineering Improvement Plan	25,000
<u>Total Proposed Urban Partnership Budget</u>	<u>\$ 250,000</u>



#### H. BRA Staff Participation

In addition to consultant services, BRA planning and development staff members will be assigned to the Columbia Point Development Project. These persons will be funded by the existing BRA planning budget at an approximate annual cost of \$150,000 as shown on the following estimated annual budget:

#### ESTIMATED ANNUAL BRA STAFF PROJECT BUDGET

##### 1. Staff Salaries

a. Project Coordinator @ \$23,000/year	\$ 23,000
b. Assistant Project Coordinator 50% @ \$17,00/year	8,500
c. Project Engineer 50% @ \$22,000/year	11,000
d. Project Architect 75% @ \$18,900/year	14,200
e. Project Landscape Architect 75% @ \$18,900/year	14,200
f. Draftsman 50% @ \$10,000/year	5,000
g. Environmental Officer 50% @ \$18,000/year	9,000
h. Community Organization Liason 25% @ \$16,000/year	4,000
i. Transportation Planner/Engineer 50% @ \$17,000/year	8,500

TOTAL STAFF SALARIES: \$ 97,400

2. Fringe Benefits @ 23.5% salaries \$ 22,900

3. Direct Office Expenses 20,000  
Graphics and Report Reproduction

4. Indirect Overhead @ 10% Staff Salaries 9,700

TOTAL ESTIMATED ANNUAL BRA PROJECT BUDGET: \$ 150,000



PART VIII ASSURANCES AND CERTIFICATION





## PART VIII ASSURANCES AND CERTIFICATION

The applicant hereby assures and certifies with respect to the grant that:

- (1) It possesses legal authority to apply for the grant, and to execute the proposed project.
- (2) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and designating the authorized representative of the applicant to act in connection with the application and to provide such additional information as may be required.
- (3) It has complied with all the requirements of OMB Circular No. A-95 as modified by Sections 570.300(c) and that either
  - (i) any comments and recommendations made by or through clearinghouses are attached and have been considered prior to submission of the application; or
  - (ii) the required procedures have been followed and no comments or recommendations have been received.
- (4) Its chief executive officer or other officer of applicant approved by HUD:
  - (i) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such Act apply to the applicant's proposed program pursuant to 24 CFR 570.603; and
  - (ii) is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.
- (5) It will comply with the regulations, policies, guidelines and requirements of Federal Management Circulars 74-4 and 74-7, as they relate to the application, acceptance and use of Federal funds for this Federally-assisted program.
- (6) It will administer and enforce the labor standards requirements set forth in Section 570.605 and HUD regulations issued to implement such requirements.
- (7) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Federal Management Circular 74-7.



- (8) It will comply with the provisions of Executive Order 11296, and 11288, relating to evaluation of flood hazards, and water pollution.
- (9) It will comply with:
- (i) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no persons in the United States shall on the grounds of religion, race, color, sex, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
  - (ii) Title VIII of the Civil Rights Act of 1968 (P.L. 90-284) as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and provision of brokerage services within the applicant's jurisdiction.
  - (iii) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR 570.601), which provides that no person in the United States shall, on the grounds of religion, race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Title I funds.
  - (iv) Executive Order 11063 on equal opportunity in housing and non-discrimination in the sale or rental of housing built with Federal assistance.
  - (v) Executive Order 11246, and all regulations issued pursuant thereto (24 CFR Part 130), which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or Federally-assisted contracts. Such contractors and subcontractors shall take affirmative action to insure fair treatment in employment, upgrading, demolition, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.



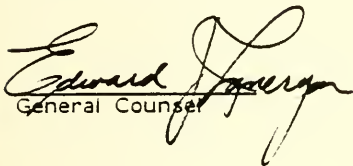
- (vi) Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given lower-income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.
- (10) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
- (11) It will comply with the provisions of the Hatch Act which limits the political activity of employees.
- (12) It will give HUD and the Comptroller General through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.
- (13) It will insure that the facilities under its ownership, lease, or supervision which shall be utilized in the accomplishment of the project are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify the Federal grantor agency of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be utilized in the project is under consideration for listing by the EPA.
- (14) It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234, 87 Stat. 975, approved December 31, 1976. Section 102(a) requires, on and after March 2, 1975, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes for use in any area that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.
- (15) Prior to submission of its application, the applicant has:
  - (i) Provided the opportunity for citizens to participate in the development of the application, with special attention to measures to encourage the statement of views and the submission of proposals by low- and moderate-income people and residents of blighted neighborhoods.

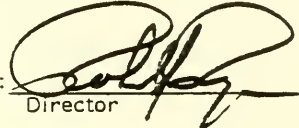


(16) The proposed activities meet the eligibility requirements of Part 570  
Subpart C.

Approved as to form:

BOSTON REDEVELOPMENT AUTHORITY

  
General Counsel

By:   
Director





BOARD APPROVED

MEMORANDUM

OCTOBER 19, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: AUTHORIZATION TO FILE GRANT APPLICATION TO HUD FOR  
COLUMBIA POINT

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SUMMARY: Request authorization to file an application to the Department of Housing and Urban Development for a planning grant in the amount of \$250,000. Funds are being requested under the Urban Partnership Program for Special Innovative Grant funds and are to be used to carry out basic preliminary design and engineering studies required at Columbia Point.

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In its capacity as the City's Planning and Redevelopment agency, the Authority has been charged by the Mayor with the responsibility of coordinating the planning and implementation of public improvements and private redevelopment of the Columbia Point Peninsula.

The Department of Housing and Urban Development is providing funds to carry out planning for public improvements, re-use of vacant public housing units, and private redevelopment of abutting parcels. Applications for these funds are due to be submitted to HUD by November 1, 1978.

At the Mayor's request, an application for \$250,000 of Urban Partnership funds has been prepared. These funds will be used to carry out preliminary design and engineering studies which are required for Columbia Point. These master engineering, waterfront design, and environmental studies will enable the Authority to develop plans and programs to the stage where developer kits and additional applications to fund specific public improvements can be prepared within the next year.

In order to pursue this Urban Partnership grant for \$250,000, I request approval of the following Resolution.



RESOLUTION AUTHORIZING FILING OF AN URBAN PARTNERSHIP APPLICATION WITH  
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR A SPECIAL  
INNOVATIVE GRANT FOR COLUMBIA POINT

WHEREAS, the Boston Redevelopment Authority has been designated by the Mayor as the City agency responsible for coordinating planning and implementation of public improvements and private redevelopment of the Columbia Point Peninsula;

WHEREAS, the United States Department of Housing and Urban Development is making Special Innovative Grant funds available to conduct planning of public improvements, reuse of vacant public housing units and planning for private investment on parcels abutting distressed public housing;

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That Robert J. Ryan, Director, is hereby authorized to execute and file an application on behalf of the Boston Redevelopment Authority with the Department of Housing and Urban Development for a grant to support preliminary design and engineering studies for Columbia Point.

2. That the above named authorized representative is hereby authorized and directed to furnish such information as the Department of Housing and Urban Development may reasonably request in connection with the application which is herein authorized to be filed, and further is authorized to accept any offer of grant which may be tendered by the Department of Housing and Urban Development.



CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on October 19, 1978 and duly recorded in this office:

Copies of a memorandum dated October 19, 1978 were distributed re Authorization to File Grant Application to HUD for Columbia Point, attached to which were copies of a Resolution.

A Resolution entitled "Resolution Authorizing Filing of an Urban Partnership Application with the Department of Housing and Urban Redevelopment for a Special Innovative Grant for Columbia Point" was introduced, read and considered.

On motion duly made and seconded, it was unanimously VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 2623.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Robert J. Ryan is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this twenty-ninth day of October, 1978.

BOSTON REDEVELOPMENT AUTHORITY

LS

By \_\_\_\_\_  
Asst. Secretary



PART IX LETTERS OF SUPPORT





COLUMBIA POINT COMMUNITY TASK FORCE  
34 MONTPELIER ROAD  
DORCHESTER, MA 02125

October 30, 1978

Mr. Robert C. Embry  
Assistant Secretary for Community  
Planning and Development  
United States Department of Housing  
and Urban Development  
451 7th Street S.W.  
Washington, D.C. 20410

RE: Urban Partnership Application of the Boston Redevelopment  
Authority

Dear Mr. Embry:

The Columbia Point Community Task Force has reviewed the captioned application for \$250,000 of Urban Partnership funds for Boston Redevelopment Authority (BRA) planning activities in connection with the revitalization of the Columbia Point housing development and surrounding area. We understand that these funds are available from HUD to provide further assistance in connection with Urban Initiatives funding provided for large public housing developments, including Columbia Point.

The Columbia Point Community Task Force has stressed in discussions with BRA representatives the importance of BRA recognition of the need for Urban Partnership funds to be used in support of the residents of Columbia Point and in close cooperation with the Task Force as the elected representative body of the residents. BRA staff preparing this application have been responsive to this concern and have reflected it in a number of revisions to an earlier draft of the application. Although the number of changes given severe time constraints has been limited, BRA's application now provides, at Part VI:

All phases of Peninsula-wide planning will be reviewed at weekly coordinating committee meetings consisting of representatives of the BHA, BRA, Community Task Force and Greater Boston Community Development, Inc. [the Task Force's consultant].



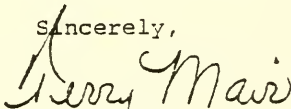
Mr. Robert C. Embry  
October 30, 1978  
Page Two

On this basis, the Task Force supports BRA's application and urges you to provide the requested funding.

We wish in addition to advise you as we have advised BRA and BHA representatives that this Task Force intends to play an active role in directing Urban Initiatives and Urban Partnership funds and efforts toward serving the needs of the residents of Columbia Point. In that regard, we feel that the timetable contained in Part V of the application will require an additional approximately two months' time at the beginning to insure full Task Force participation in establishing an overall plan and redevelopment guidelines before developer selections and modernization contracting begin. We are working with BHA and BRA staff to revise program schedules at this time.

We look forward to HUD and BHA and BRA support for full Task Force participation in this effort and, with that support, we look forward to building a new environment at Columbia Point.

Sincerely,



Terry Mair  
Chairperson

TM:kj





BOSTON HOUSING AUTHORITY  
31 State Street  
Boston, Massachusetts 02109

6-1117-10

November 1, 1978

Mr. Robert C. Embry  
Assistant Secretary for Community  
Planning and Development  
United States Department of Housing  
and Urban Development  
451 Seventh Street S.W.  
Washington, D. C. 20410


Re: Columbia Point Urban Partnership  
Application of the City of Boston

Dear Mr. Embry:

On behalf of the Boston Housing Authority, I am pleased to endorse the City of Boston's application under the Urban Partnership program for assistance for planning and engineering services on the Columbia Point peninsula. I am pleased with your efforts through this program to engender a cooperative venture between cities and public housing authorities to revitalize deteriorated housing developments. Clearly, at Columbia Point Development the use of modernization funds-- such as the \$10 million recently received by this Authority through the Public Housing Urban Initiatives Program -- will be effective only when combined with a comprehensive City program of planning, construction, and service delivery.

I am especially pleased that the Boston Redevelopment Authority spent much time and effort with the Columbia Point Tenants Task Force and staff members of this Authority in preparing the City's application. A strong working relationship has already been formed among these parties. This relationship will result in a redevelopment program that can be carried out on a timely basis and with the full participation of all effected individuals. I look forward to working with you and your representatives to create a new, attractive, and stable residential environment at Columbia Point.

Sincerely,

  
Kevin P. Feeley  
Acting Administrator



# THE FIRST NATIONAL BANK OF BOSTON

GEORGE E. PHALEN  
Executive Vice President

November 1, 1978

Mr. Robert C. Embry  
Assistant Secretary for Planning and Development  
Office of Policy Planning  
Room 7158  
U. S. Department of Housing and Urban Development  
Washington, D. C. 20410

Dear Secretary Embry:

As Executive Vice President of The First National Bank of Boston, I would like to lend our formal support to the Boston Redevelopment Authority's application for Urban Partnership Funding for the Columbia Point Peninsula.

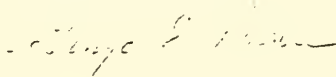
The First National Bank has a major commitment to the development of the Columbia Point Peninsula. We have expanded our Columbia Park Computer Center twice since 1970, and it now employs some 1,700 persons. During this period of time, we have worked with other interests to pursue the development of the Peninsula as a whole.

With the opening of UMass, construction of the Kennedy Library, reopening of a portion of Bayside Mall by the Boston Teachers Union and recent HUD funding of public housing modernization, there has been increased private interest in developing housing and shopping facilities at Columbia Point. The availability of Urban Partnership Funding will help complement the modernization money being spent within the housing project while creating a framework for private investment on abutting vacant parcels.

The First National Bank is committed to cooperating with future peninsula planning efforts and will provide whatever assistance it can in attracting additional private investment to the Peninsula.

As a representative of an institution which has a deep commitment to the Peninsula, I urge your support of the Urban Partnership application.

Very truly yours







# JOHN FITZGERALD KENNEDY LIBRARY

INCORPORATED  
University of Massachusetts  
Harbor Campus  
Boston, Massachusetts 02125

October 31, 1978

Mr. Robert C. Embry  
Assistant Secretary for  
Planning and Development  
Office of Policy Planning  
Room 7158  
U.S. Department of Housing and  
Urban Development  
Washington, D. C. 20410

Dear Secretary Embry:

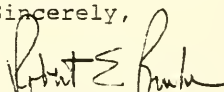
We are pleased to support the Boston Redevelopment Authority's application for Urban Partnership funding for the Columbia Point Peninsula.

The John Fitzgerald Kennedy Library Corporation has been a strong supporter of the development efforts that have begun at Columbia Point. Our decision to build the Kennedy Library on the peninsula adjacent to the public housing development was a concrete example of our belief in the potential for Columbia Point. In fact, we have hoped that our decision to build the Library would help to focus attention on the peninsula and encourage both public and private resources to work on the problems and possibilities that the peninsula presents.

Recently, there has been considerable private interest in developing new and renovated housing and retail space at Columbia Point. Funding of the proposed Urban Partnership application would provide the Boston Redevelopment Authority with design and engineering funds to create a public investment plan that would make private investment feasible at Columbia Point.

We, therefore, urge your favorable consideration of the Boston Redevelopment Authority's Urban Partnership application.

Sincerely,



Robert E. Burke





UNIVERSITY OF MASSACHUSETTS  
AMHERST • BOSTON • WORCESTER

OFFICE OF THE PRESIDENT  
250 STUART STREET  
BOSTON, MASSACHUSETTS 02116  
(617) 482-8400

OCT 30 1978

Mr. Robert C. Embry  
Assistant Secretary for Planning  
and Development  
Room 7158  
U.S. Department of Housing and  
Urban Development  
Washington, D.C. 20410

Dear Secretary Embry:

On behalf of the University of Massachusetts, I am pleased to express my support for the City of Boston's application to HUD for Innovative Grant Funds to continue the important task of planning for the future development of the Columbia Point peninsula.

As we noted in our endorsement of the recently funded Urban Initiatives Program, the University has a major commitment to the development of the peninsula. Beginning with the decision to locate on the peninsula, there has been a strong commitment to insure that the development of the Harbor Campus be a positive and supportive factor in the overall development of the peninsula. This broad goal has been accompanied by a specific commitment to work closely with residents on the peninsula and in nearby neighborhoods, and to share a partnership in which the resources of the University relate to community needs in ways that are beneficial to both parties. The future of the peninsula is clearly directly dependent on what happens within the Columbia Point Housing Project. I am encouraged about the possibilities for a stable and vital mixed income community and by HUD's willingness to play a supportive role in the process.

I can assure you of the University's continuing interest and willingness to participate in the evolution of a development program for the total peninsula. Your funding of this Urban Partnership application is a crucial step and I urge your favorable action.

Sincerely,

David C. Knapp  
President

smh



**BOSTON TEACHERS UNION**  
180 MOUNT VERNON STREET  
BOSTON, MASSACHUSETTS 02125  
817-288-2000

**HENRY ROBINSON**  
PRESIDENT  
**VIRGINIA TISEI**  
EXECUTIVE VICE PRESIDENT  
**FRANK G. STEVENS**  
SECRETARY-TREASURER  
**KATHLEEN KELLEY**  
ELEMENTARY FIELD REPRESENTATIVE  
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October 31, 1978

Mr. Robert C. Embry  
Assistant Secretary for Planning and Development  
Office of Planning Policy  
U.S. Department of Housing and Urban Development  
Washington, D.C. 20401

Dear Secretary Embry:

The Boston Teachers Union has noted that the Boston Redevelopment Authority is seeking HUD planning funds for the Columbia Point peninsula.

As an organization that has made a considerable commitment to the area, the Boston Teachers Union can see both the promise and the problems involved. While we have taken steps to show our confidence in the area and so hope to encourage others to do the same, it is understandable that other business and organizations, with less reason to make a commitment for the benefit of the City of Boston, would be hesitant. While some others have taken major steps, the area remains under-utilized. It is likely to remain under-utilized for a long time unless further commitments bring heightened optimism.

A favorable decision on the Boston Redevelopment Authority planning proposal would be a major factor in renewing optimism. On behalf of the Boston Teachers Union I urge your favorable consideration.

Sincerely yours,

A handwritten signature in cursive script, appearing to read 'Henry Robinson'.  
Henry Robinson  
President

HR:sbw



October 31, 1978

Mr. Robert C. Embry  
Asst. Secretary/Planning and Development  
Office of Policy Planning  
U.S. Dept. Housing and Urban Development  
Washington, D.C.

Dear Secretary Embry:

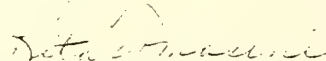
We are pleased to support the Boston Redevelopment Authority's application for Urban Partnership funding for planning public improvements and new development at Columbia Point.

In 1974, the Columbia-Savin Hill Civic Association participated in the Columbia Point Peninsula Revitalization Task Force and support its recommendation to create a new mixed-income neighborhood at Columbia Point. We also support the revitalization of shopping facilities at Columbia Point to serve a wide area of the Dorchester community as there are few modern shopping centers nearby.

The availability of Urban Partnership funding would significantly accelerate public improvements and private investment that will complement the recently funded Urban Initiatives grant for the Columbia Point Housing Development. The future of the peninsula will have a significant impact on Dorchester as a strong urban neighborhood.

We would, therefore, urge your favorable consideration of this application.

Sincerely,



Rita Tomasini, President  
Columbia-Savin Hill Civic Association

**Columbia-Savin Hill  
Civic Association**





**BOSTON TEACHERS UNION  
HEALTH AND WELFARE FUND**

180 MOUNT VERNON STREET  
BOSTON, MASSACHUSETTS 02125  
(617) 288-0500

DANIEL B. McDUFFIE  
FUND ADMINISTRATOR

31 Oct 78

Mr. Robert C. Embry  
Assistant Secretary for Planning and Development  
Office of Planning Policy  
U.S. Department of Housing and Urban Development  
Washington, D.C. 20410

Dear Secretary Embry:

This letter is written in support of the application from the Boston Redevelopment Authority for planning funds for the Columbia Point area of Boston.

The Boston Teachers Union Health and Welfare Fund and the Boston Teachers Union have participated in efforts with both private and public entities to restore confidence in the area. Although much has been achieved, much remains to be done. In spite of significant steps by ourselves and others, the area is greatly underutilized and carries an image from the past difficult to overcome.

The Teachers Union and Health and Welfare Fund have made a significant commitment to the area through their office relocation, modernization and expansion of facilities at the peninsula. Our efforts have introduced many individuals to the brightening picture of the area. Yet there is much needed before further large investment will be made by others.

The funding of the Boston Redevelopment Authority application would enable that agency to take important steps which would encourage further confidence and investment in the area. I, therefore, strongly urge favorable consideration of the application.

Sincerely,

Daniel B. McDuffie  
Fund Administrator

DBM/jm





# The Commonwealth of Massachusetts

Office of the Secretary

State House • Boston 02133

PAUL GUZZI  
SECRETARY OF  
THE COMMONWEALTH

October 26, 1978

Mr. Robert C. Embry  
Assistant Secretary for  
Planning and Development  
Room 7158  
U. S. Department of Housing  
and Urban Development  
Washington, D.C. 20410

Dear Secretary Embry:

I strongly support the City of Boston's current request for innovative grant funds to further the development of Columbia Point.

As Secretary of the Commonwealth, I have had a long-standing interest in the development of Columbia Point. For the past two and one half years, I have worked with the City, the State and members of the private sector for the development of a new State Archives building at Columbia Point. I believe the tremendous potential that Columbia Point holds will benefit the public housing residents, the existing institutions currently located there, the citizens of Boston and the Commonwealth.

Both federal and state governments and the private sector have made considerable investments at Columbia Point. We are prepared to do more. The final award by HUD of \$250,000 for design and engineering studies for a public and private development program will take us closer to the full potential that Columbia Point holds.

We must continue the momentum that has been generated by recent activities at Columbia Point. I therefore urge you to approve the City of Boston's application.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul Guzzi".

Paul Guzzi  
Secretary of the Commonwealth

PG/rs

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